

**STANDARD SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 08003

A.P. # 211-012-002-000 and
211-012-040-000

FINDINGS & DECISION

In the matter of the application of
The Commons at Rogge Road (PLN080153)

Requested modifications to approved **Combined Development Permit** (PLN030065) in accordance with Title 19 (Subdivisions), Chapter 19.03 (Standard Subdivisions), of the Monterey County Code, to revise condition of approval No. 61, Workforce Housing Agreement. The project is located at 1001 A-E and 1003 Rogge Road, Salinas, Greater Salinas Area Plan, and came on regularly for meeting before the Standard Subdivision Committee on March 27, 2008.

FINDINGS OF FACT

1. The Commons at Rogge Road Housing Project was considered by the Standard Subdivision Committee on January 12, 2006, the Planning Commission on February 22, 2006, and approved by the Board of Supervisors on March 28, 2006. Condition of Approval #61 of the project approval required that the developer enter into a Workforce Housing Agreement with the County to provide for the Workforce Housing Component. The Workforce Agreement has been executed and recorded and the Final Map has been recorded.
2. The current developer of the Workforce (for-sale) component, Woodman Development, is requesting modifications to Condition #61 to address current housing market conditions. Although the requested modifications do not affect the recorded Final Map or involve technical issues that would be addressed by the Subdivision Committee, the County's Subdivision Ordinance (Title 19) specifies that any modification to the Conditions of Approval requires that all the approving and recommending bodies consider the proposed modifications.

DECISION

THEREFORE, the Standard Subdivision Committee considered the requested modifications to Condition of Approval No. 61, and hereby forwards the request onto the Planning Commission and Board of Supervisors for action without a recommendation or comments.

PASSED AND ADOPTED this 27th day of March, 2008, by the following vote:

AYES: McPharlin, Hori, Treffry, Moss
NOES: Onciano, Lutes
ABSENT: None


JACQUELINE ONCIANO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

JUN - 9 2008

EXHIBIT A

Proposed Revisions to Condition #61

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>OHRSP002-SINGLE FAMILY AFFORDABLE (NON-INCLUSIONARY) HOUSING (NON-STANDARD CONDITION) The project shall provide 123 for sale residential units within the project as non-inclusionary workforce level housing units. 123 units shall be initially priced to be affordable to Workforce II level households (up to 180% of County median income). Prior to the recordation of the final subdivision map that will cover the entire development the developers and property owners shall execute an Affordable Housing Development Agreement with the County, in a form acceptable to the County, that sets forth the specific requirements for the project's workforce housing component, consistent with the adopted Commons at Rogge Road Affordable Housing Program and including, but not limited to, the number of units to be provided, the affordability levels, the type and location of units, and marketing and selection of buyers, as specified in the Commons at Rogge Road Affordable Housing Program and adopted as part of the project approval. (Housing and Redevelopment Agency)</p>	<p>The developers and property owners shall execute an Affordable Housing Agreement with the County, in a form acceptable to the County, that sets forth the specific requirements for the project's workforce housing component, consistent with the adopted Commons at Rogge Road Affordable Housing Program and including, but not limited to, the number of units to be provided, the affordability levels, the type and location of units, and the marketing and selection of buyers.</p>	Owner/ Applicant	Prior to filing of final map.	